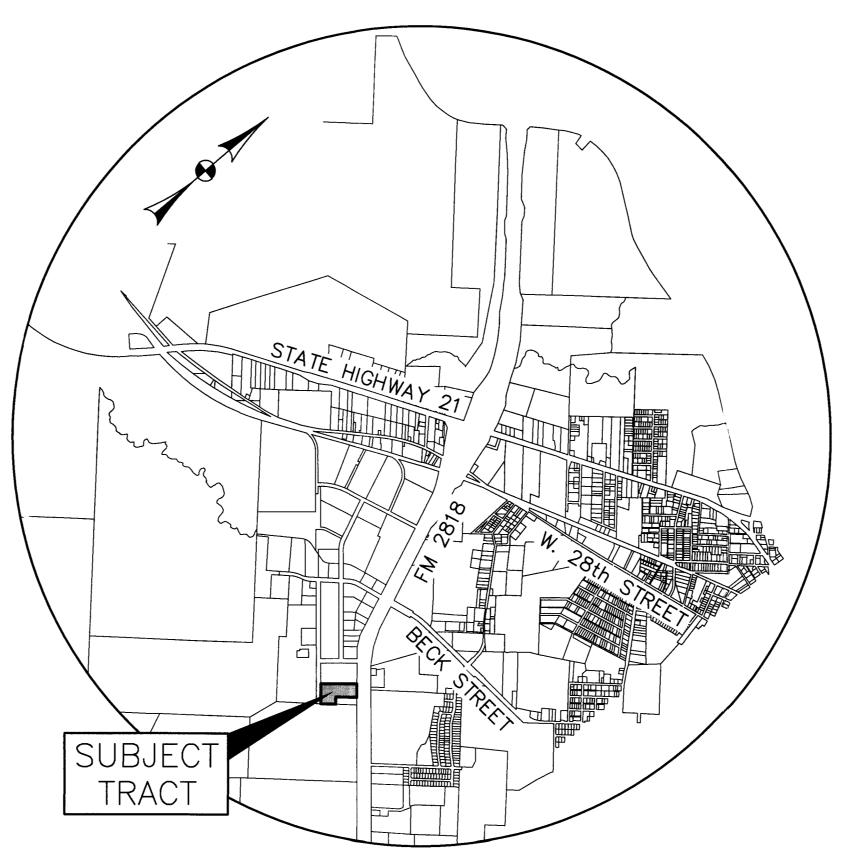
SITEPLANS

FOR SCARMARDO PRODUCE EXPANSION LOT 6A, BLOCK 5, PHASE 3 BRAZOS COUNTY INDUSTRIAL PARK

S.F. AUSTIN SURVEY, A-62 BRYAN, BRAZOS COUNTY, TEXAS JUNE, 2014

REVISED PER CITY OF BRYAN 07/01/2014 COMMENTS



LEGAL DESCRIPTION:

6.96 ACRES – LOT 6A, BLOCK 5 BRAZOS COUNTY INDUSTRIAL PARK PHASE 3 VOL. 1080, PG. 803

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CEC

PREPARED BY:

KLING ENGINEERING & SURVEYING
A DI/ISION OF

OWNED & DEVELOPED BY:

HYATT DEVELOPMENT, LTD.

c/o DAVID SCARMARDO

1289 N. HARVEY MITCHELL PKWY

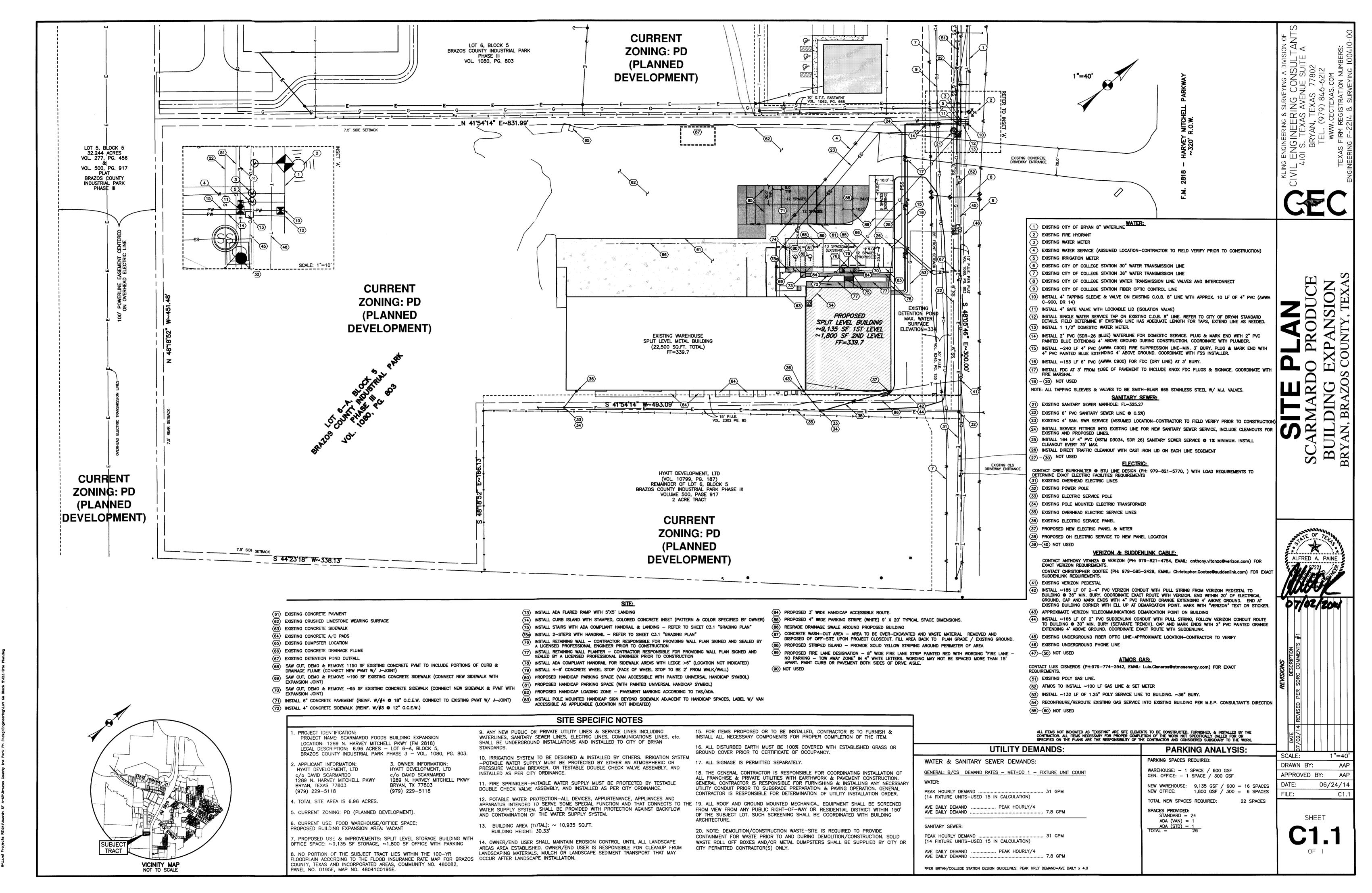
BRYAN, TX 77803

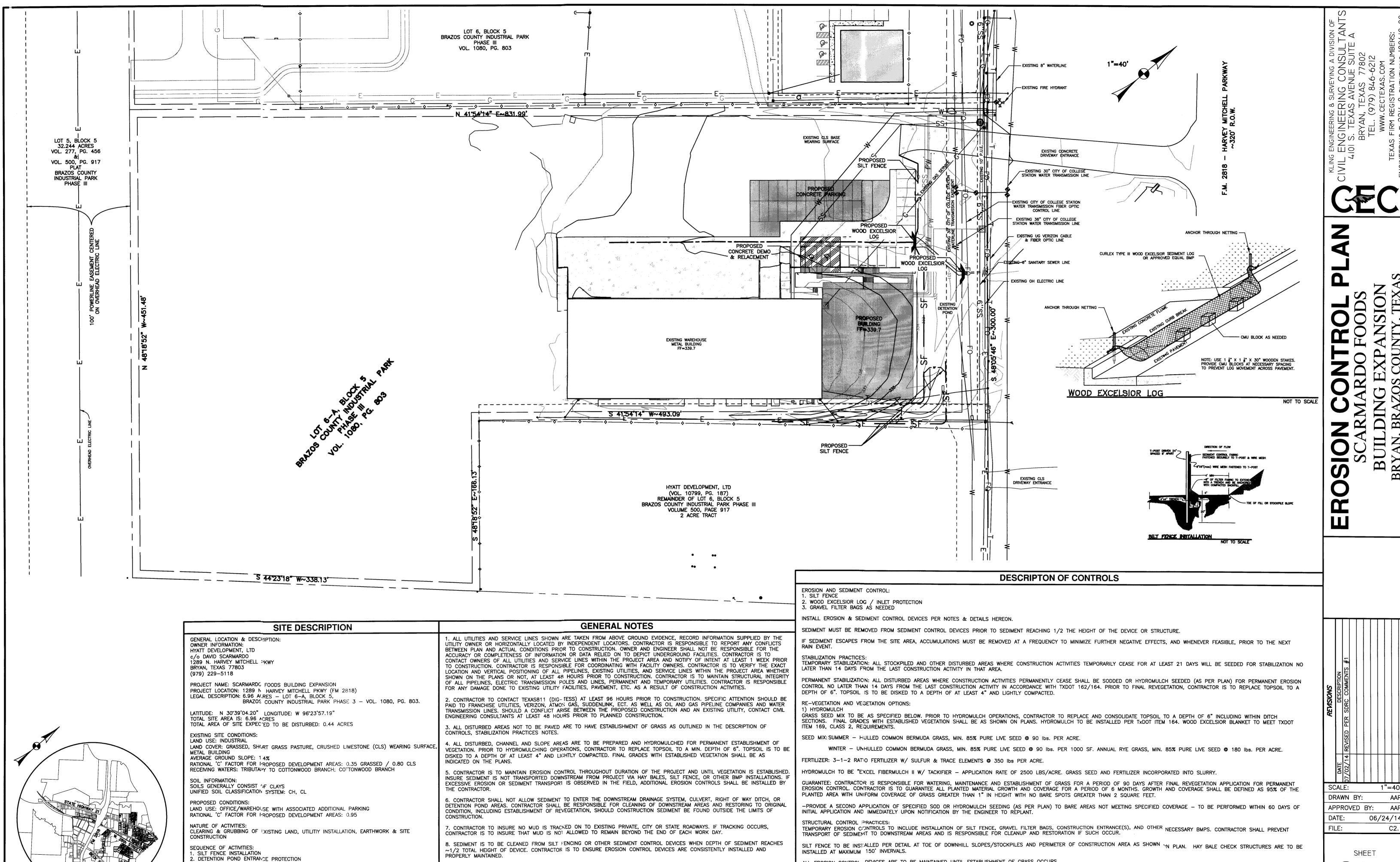
(979) 229-5118

CIVIL ENGINEERING CONSULTANTS

4101 S. TEXAS AV. STE A + BRYAN, TX + PH.979/846-6212

VICINITY MAP
NOT TO SCALE





9. PRIOR TO FINAL COMPLETION, STORM SEWERS, CULVERTS & PAVEMENT ARE TO BE CLEANED OF DEBRIS AND SEDIMENT.

11. NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100-YR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP

FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0195E, MAP NO. 48041C0195E.

3. CLEAR & GRUB AREA

5. HYDROMULCH ALL DISTUPBED AREAS NOT TO BE PAVED DURING CURRENT SITE

NOT HAVING PERMANENT GRASS COVERAGE AS DEFINED IN PLAN.

7. AFTER ESTABLISHMENT OF VEGETATION, REMOVE ALL TEMPORARY EROSION CONTROL

(SILT-FENCE/HAY-BALES/ETG.); APPLY SECOND APPLICATION OF HYDROMULCH IN ALL AREAS

. BEGIN EARTHWORK

CONSTRUCTION

VICINITY MAP NOT TO SCALE

ALL EROSION CONTROL DEVICES ARE TO BE MAINTAINED UNTIL ESTABLISHMENT OF GRASS OCCURS.

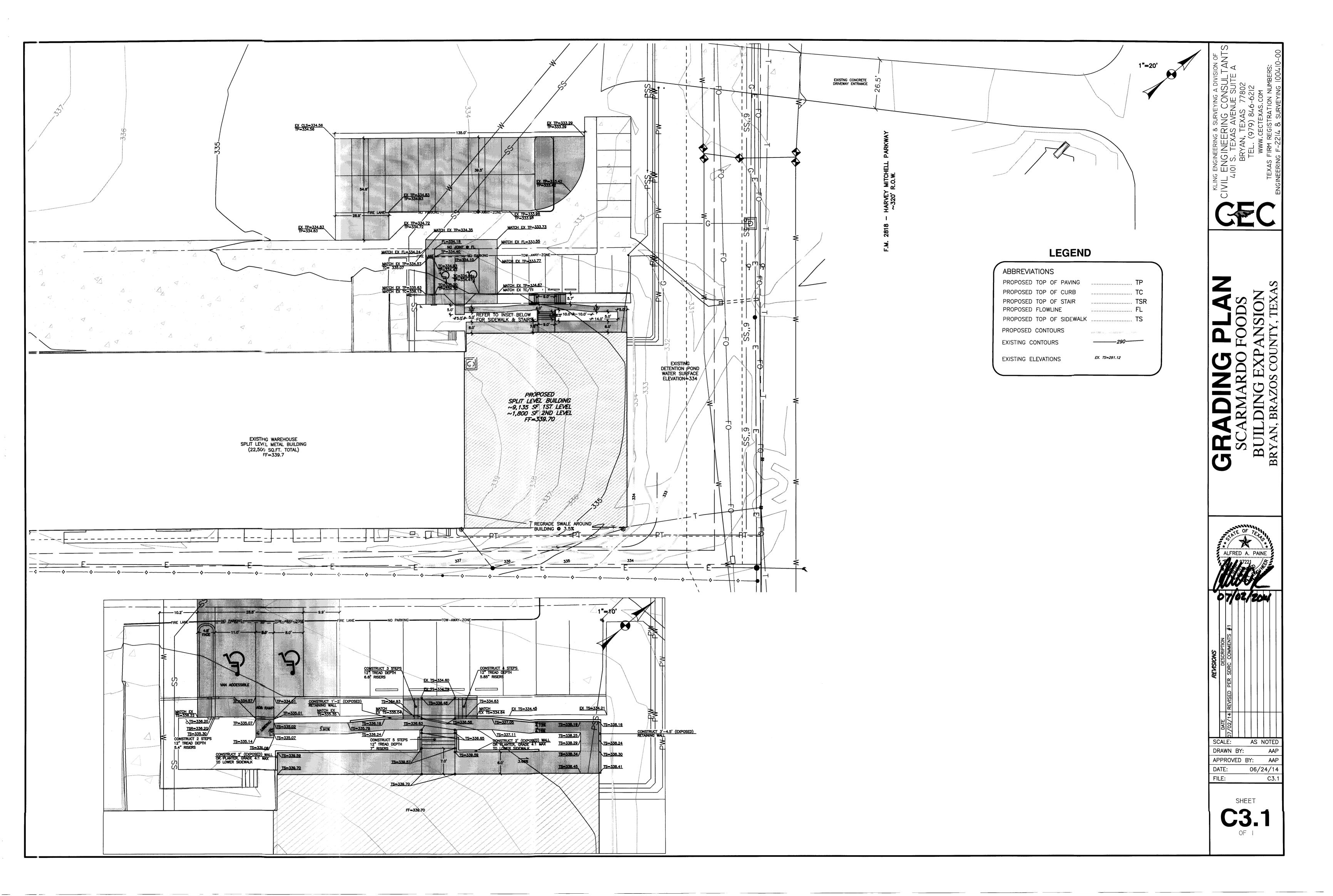
BLOWN OR OTHERWISE REDISTRIBUTED ACROSS THE SITE OR ADJACENT LANDS OR WATER COURSES.

ALL WASTE MATERIALS ARE TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE REMOVED AND DISPOSED OF OFF-SITE. NO ON-SITE BURYING OF WASTE MATERIALS IS ALLOWED, AT THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL GATHER AND COLLECT ALL RUBBISH AND DEBRIS AND STORE IN AN ACCEPTABLE MANNER WHICH PREVENTS MATERIALS FROM BEING

HAZARDOUS WASTE: ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF AS PER LOCAL OR STATE REGULATIONS AND IN ACCORDANCE WITH MFR'S SPECIFICATIONS.

1"=40 06/24/1

OF I



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DETECTABLE WARNING PAVER

THICKENED PAVEMENT GUTTER FLOWLINE LOCATION **APPROACH** CONCRETE PAVEMENT COMPACTED -SUBGRADE /—18"—/—18"-(98% STD) CONCRETE PAVEMENT JUNCTION AT EXISTING CLS SURFACE SAWCUT ALONG THIS LINE REMOVE & DISPOSE OF CURB/CONC. PROVIDE JOINT MAT'L & SEALANT PER EXPANSION JOINT DETAIL. -NEW CONC. PVMT. NO.4 BAR AS SHOWN AT 18" O.C., B.W. 2" CLEAR -smooth HAR Dowel 3/4"X18" @ 18" 0.C. W/ STOP CAP & OILED W, STD. NO. 40 SAE. COMPACTED SUBGRADE PAVEMENT JUNCTION NOT TO SCALE ≠ =3/4" X 18" SMOOTH EXPANSION DOWELS 1. EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 50' APART AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S. SLOPE GUTTER PER GRADING PLAN TO ENSURE POSITIVE DRAINAGE

• =#4 BARS

LANDING

TRUNCATED DOME PATTERN

CURB RAMP

=3/4" X 18" SMOOTH EXPANSION DOWELS

SPACED AT A MAXIMUM DISTANCE OF 50' APART

TO ENSURE POSITIVE DRAINAGE

AND AT ALL RADIUS POINTS. P.T.'S AND P.C.'S.

DETECTABLE WARNING PAVER WITH TRUNCATED

FACE OF

NOT TO SCALE

NOT TO SCALE

GENERAL NOTES FOR

1. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.

DETECTABLE WARNINGS

2. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.

5. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.

6. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.

7. ACCEPTABLE PAVER MATERIAL SHALL BE CLAY, VITRIFIED POLYMER COMPOSITE, PRECAST POLYMER CONCRETE,

FURNISH DETECTABLE WARNING PAVER UNITS MEETING ALL REQUIREMENTS OF ASTM C-936, C-33. LAY IN A TWO BY TWO UNIT BASKET WEAVE PATTERN OR AS DIRECTED.

LAY FULL-SIZE UNITS FIRST FOLLOWED BY CLOSURE UNITS CONSISTING OF AT LEAST 25 PERCENT OF A FULL UNIT. CUT DETECTABLE WARNING PAVER UNITS USING A POWER SAW.

GENERAL NOTES (PAVERS)

ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.

SHADED AREAS ON SHEETS 3 AND 4 INDICATE THE APPROXIMATE LOCATION FOR THE DETECABLE WARNING SURFACE FOR EACH CURB RAMP TYPE.

1. ALL PAVEMENT SURFACES SHALL BE BROOM FINISHED 4" (MIN. DEPTH) REINFORCED CONCRETE SIDEWALK GRADE PER PLAN STD. CONCRETE SIDEWALK

JOINT DETAIL

DETECTABLE WARNING SURFACE

FACE OF

DETECTABLE WARNING SURFACE

FACE OF

(DOMES TO RUN PARALLEL TO

PEDESTRIAN TRAVEL)

-4" MAX

6" MIN.

10" MAX.

AND USUAL

LANDING

TYPICAL PLACEMENT OF DETECTABLE WARNING

LANDING

-4" MAX

AND USUAL

100000000

TYPICAL PLACEMENT OF DETECTABLE

SURFACE ON LANDING AT STREET EDGE

SUDDENLINK & VERIZON - 2' BUR SUDDENLINK FIBER OPTIC - 4' BURY UNDERGROUND ELECTRIC SERVICE - 2' BURY 1. ALL VALVE & METER BOXES ARE TO BE PLUSH WITH FINISHED GRADES. 2. ALL WATERLINE CONSTRUCTION TO BE IN CONFORMANCE WITH CITY OF BRYAN STANDARD DETAILS & SPECIFICATIONS 3. PLUG AND MARK SERVICE ENDS AT SURFACE WITH 2" PVC PIPE PAINTED BLUE EXTENDING 4' ABOVE GROUND.

1. ALL UTILITIES AND SERVICE LINES SHOWN ARE TAKEN FROM ABOVE GROUND EVIDENCE, RECORD INFORMATION SUPPLIED BY THE UTILITY OWNER OR HORIZONTALLY LOCATED BY INDEPENDENT LOCATORS. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN PLAN AND ACTUAL CONDITIONS PRIOR TO CONSTRUCTION. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OR DATA RELIED ON TO DEPICT UNDERGROUND FACILITIES. CONTRACTOR IS TO CONTRACT OWNERS OF ALL UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA AND NOTIFY OF INTENT AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FACILITY OWNERS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF ALL PIPELINES, EXISTING UTILITIES, AND SERVICE LINES WITHIN THE PROJECT AREA WHETHER SHOWN ON THE PLANS OR NOT, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR IS TO MAINTAIN STRUCTURAL INTEGRITY OF ALL PIPELINES, ELECTRIC TRANSMISSION POLES AND LINES, PERMANENT AND TEMPORARY UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITY FACILITIES, PAVEMENT, ETC. AS A RESULT OF CONSTRUCTION ACTIVITIES. 1. THE EXISTING GROUND TOPOGRAPHY SHOWN ON THIS SET OF PLANS IS BASED ON AN ON THE GROUND SURVEY CONDUCTED MARCH, 2014 BY CIVIL ENGINEERING CONSULTANTS (BASIS OF ELEVATION—NAVDBB). PRIOR TO CLEARING OF THE CONSTRUCTION AREA. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE IMPACT, IF ANY, CLEARING WILL HAVE ON THE DESIGN SHOWN HEREON. THE CONTRACTOR MUST INSURE THAT ALL SUBSURFACE DEBRIS HAVE BEEN COMPLETELY REMOVED. 2. CONTRACTOR SHALL COORDINATE WITH BTU, VERIZON, SUDDENLINK, & ATMOS GAS FOR EXACT DESIGN & INSTALLATION OF ALL CONDUIT, LINE, METERS, ETC. 2. CONTRACTOR TO CONTACT TEXAS811 (DIG-TESS) AT LEAST 96 HOURS PRIOR TO CONSTRUCTION. SPECIFIC ATTENTION SHOULD BE PAID TO FRANCHISE UTILITIES, VERIZON, ATMOS GAS, SUDDENLINK, ECT. AS WELL AS OIL AND GAS PIPELINE COMPANIES AND WATER TRANSMISSION LINE SHOULD A CONFLICT ARISE BETWEEN THE PROPOSED CONSTRUCTION AND AN EXISTING UTILITY, CONTACT CMIL ENGINEERING CONSULTANTS AT LEAST 48 HOURS PRIOR TO PLANNED CONSTRUCTION. 3. CONTRACTOR IS TO MAINTAIN AND INSURE INTEGRITY OF ALL EXISTING UTILITIES, PAVEMENT & SIDEWALK. CLOSE ATTENTION IS TO BE PAID TO ANY EXISTING POWER, TELEPHONE, & FIBER OPTIC LINES & POLES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING PUBLIC OR PRIVATE UTILITY FACILITIES, PAVEMENT, ETC. AS A RESULT OF CONSTRUCTION ACTIVITIES AND IS TO RESTORE TO ORIGINAL OR BETTER 4. THE INTENT OF THIS PLAN SET IS TO DESCRIBE THE COMPLETED SITE WORK TO BE PERFORMED UNDER THE CONTRACT. UNLESS OTHERWISE PROVIDED, THE CONTRACTOR SHALL FURNISH ALL MATERIALS, SUPPLIES, TOOLS, EQUIPMENT AND LABOR NECESSARY FOR THE PROPER PROSECUTION AND COMPLETION OF THE WORK. 5. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS WITHIN PLANS OR SPECIFICATIONS AND AWAIT WRITTEN INSTRUCTION FROM PRIOR TO CONSTRUCTION OF THE ELEMENT IN QUESTION. B. CONTRACTOR IS TO CONTACT BTU & CITY OF BRYAN DEVELOPMENT ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION. 7. ALL ITEMS TO BE REMOVED OR DEMOLISHED — REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL. TREES BRUSH ARE TO BE REMOVED INCLUDING THE TOTAL EXTENT OF THEIR ROOT SYSTEMS. UNLESS OTHERWISE DIRECTED BY THE OWNER, ALL MATERIALS AND DEBRIS DEMOLISHED AND/OR REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A MANNER SATISFACTORY TO THE OWNER, ARCHITECT & ENGINEER. ON—SITE BURNING WILL NOT 8. ALL EXCESS TOPSOIL AND CUT MATERIAL IS TO BE HAULED OFF AND DISPOSED OF OFF-SITE. 9. CONTRACTOR TO MAINTAIN A SAFE AND SECURE SITE. TRENCHES ARE NOT TO REMAIN OPEN PAST WORKING HOURS. CONTRACTOR IS TO FENCE OFF STORAGE AREA FOR MATERIALS AND EQUIPMENT. 10. LIMITS OF WORK: CONTRACTOR IS TO CONFINE ALL WORK, MATERIALS AND EQUIPMENT TO EXISTING EASEMENT AREAS OR OWNER'S PROPERTY. NO CONSTRUCTION ACTIVITY OR STORAGE IS ALLOWED ON OR THROUGH PRIVATE PROPERTY UNLESS COVERED BY A PUBLIC UTILITY EASEMENT OR OTHER DOCUMENTED AGREEMENT FROM ADJACENT LANDOWNERS. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ADJACENT 11. CONTRACTOR SHALL PREVENT TRANSPORT OF SEDIMENT TO ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAYS AND IS RESPONSIBLE FOR CLEANUP IF SUCH OCCURS. CONTRACTOR IS TO INSURE NO CONSTRUCTION DEBRIS OR MUD IS TRACKED OR DISCARDED ON TO ANY PUBLIC OR PRIVATE STREETS OR LAND AND IS RESPONSIBLE FOR SITE CLEANUP AFTER EACH DAYS WORK. CONTRACTOR IS TO MAKE USE OF BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING EXISTING STORM SEWER OR DETENTION AREA.

13. ALL DISTURBED AREAS NOT TO BE PAVED OR LANDSCAPED ARE TO BE PREPARED AND HYDROMULCH SEEDED FOR PERMANENT OF VEGETATION. PRIOR TO HYDROMULCH OPERATIONS, CONTRACTOR TO REPLACE AND CONSOLIDATE TOPSOIL TO A DEPTH OF 4" PRIOR TO SEEDING. FINAL GRADES WITH ESTABLISHED VEGETATION SHALL PROVIDE POSITIVE DRAINAGE. SEED MIX: 12. CONTRACTOR IS TO RE-SEED OR HYDROMULCH ALL DISTURBED AREAS FOR RE-ESTABLISHMENT OF VEGETATION IN ACCORDANCE WITH SWP3 PLAN. CONTRACTOR TO DISK AREAS TO BE SEEDED TO A DEPTH OF 6". CONTRACTOR TO GUARANTEE COVERAGE AND ESTABLISHMENT OF GRASS FOR A PERIOD OF 6 MOS. COVERAGE SHALL BE DEFINED AS 95% OF THE PLANTED AREA WITH UNIFORM COVERAGE OF GRASS GREATER THAN 1" IN HEIGHT WITH NO BARE SPOTS GREATER THAN 2 SF. 13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITTEN PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE 14. ALL ITEMS NECESSARY FOR PROPER COMPLETION OF THE WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND CONSIDERED SUBSIDIARY TO THE WORK. 15. PRIOR TO JOB CLOSEOUT, A SET OF "AS-BUILT" CONSTRUCTION PLANS MUST BE SUBMITTED TO THE OWNER FOR THE ENTIRE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT A SET OF "RED LINE" SITE/CONSTRUCTION PLANS SHOWING THE AS-BUILT CONDITIONS AT LEAST ONE WEEK PRIOR TO JOB CLOSEOUT. AS-BUILT DRAWINGS TO INCLUDE ALL PIPING, PAVING AND ANY OBSTRUCTIONS ENCOUNTERED OR INSTALLED DURING CONSTRUCTION.

3. PROBABLE RELOCATION OR ADJUSTMENTS OF PUBLIC AND PRIVATE UNDERGROUND UTILITIES (WATERLINE, ATMOS GAS LINE, VERIZON TELEPHONE LINE, ETC.) WILL BE REQUIRED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FACILITY OWNERS AND ANY RELOCATION, REMOVAL, AND INSTALLATION, OR ADJUSTMENTS TO ALL EXISTING FACILITIES REQUIRED FOR PROSECUTION OF THE WORK. CONTRACTOR IS TO MAINTAIN STRUCTURAL INTEGRITY OF ALL PIPELINES, ELECTRIC TRANSMISSION POLES AND LINES, PERMANENT AND TEMPORARY UTILITIES. 4. IN THE EVENT ELECTRICAL ROUTING OR PLAN SHOWN IN CIVIL PLANS DIFFERS FROM THAT SHOWN ON ELECTRICAL PLANS, ELECTRICAL PLANS 5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL PRIVATE UTILITIES AND FRANCHISE UTILITIES WITH EARTHWORK PAVEMENT CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING NECESSITY, FURNISHING & INSTALLING ANY NECESSARY UTILITY, LIGHTING OR IRRIGATION CONDUIT PRIOR TO SUBGRADE PREPARATION & PAVING OPERATION. CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF UTILITY INSTALLATION ORDER, MARK ALL UTILITY STUB—OUTS AND CONDUIT ENDS WITH 4" PAINTED PVC EXTENDING 4' ABOVE FINISHED CRADE 6. TRENCH BACKFILL SHALL BE COMPACTED TO 98% STANDARD (ASTM D-698) IN ALL AREAS. TESTS ARE TO BE CONDUCTED EVERY 200' FOR EVERY 24" OF THICKNESS. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS. 7. ALL CONDUIT INSTALLED WITHIN AREAS TO BE PAVED SHALL HAVE TRENCHES BACKFILLED WITH LIME STABILIZED MATERIAL ABOVE INITIAL PIF 8. CONTRACTOR SHALL REFER TO OWNER'S ELECTRICIAN/ELECTRICAL PLANS FOR FINAL TYPES & LOCATIONS OF ALL SITE LIGHTING LOCATIONS AND CONDUIT ROUTING. CONTRACTOR TO FURNISH & INSTALL ALL ELEMENTS OF SITE LIGHTING AND RUN ALL NECESSARY ELECTRICAL CONDUIT WINDER FOR SITE AND CONTRACTOR TO FURNISH & INSTALL ALL ELEMENTS OF SITE LIGHTING AND RUN ALL NECESSARY ELECTRICAL CONDUIT WIRES, ETC. SO THAT THE LIGHTS ARE OPERATIONAL. 9. CONTRACTOR SHALL FURNISH & INSTALL ALL ELEMENTS OF SITE IRRIGATION SYSTEM AND RUN ALL NECESSARY CONDUIT, PIPING, WIRES, E SO THAT THE IRRIGATION SYSTEM IS OPERATIONAL REFER TO SEPARATE IRRIGATION PLAN FOR IRRIGATION SYSTEM DESIGN. 10. SITE DRAINAGE FACILITIES AND DETENTION ARE EXISTING AND WILL NOT BE MODIFIED BY THIS PLAN. 11. PRIOR TO REVEGETATION OPERATIONS, CONTRACTOR TO SPREAD/REPLACE AND CONSOLIDATE TOPSOIL TO A DEPTH OF 6". 12. ALL DISTURBED AREAS ARE TO HAVE ESTABLISHMENT OF GRASS AS OUTLINED BELOW QR IF WITHIN/ADJACENT TO LANDSCAPE AREAS-PER THE LANDSCAPE PLAN. CONTRACTOR IS RESPONSIBLE FOR WATERING, MAINTENANCE AND ESTABLISHMENT OF VEGETATION FOR A PERIOD OF 90 DAYS. CONTRACTOR TO GUARANTEE ALL PLANTED MATERIAL GROWTH AND COVERAGE FOR A PERIOD OF 6 MONTHS. GROWTH AND COVERAGE SHALL BE DEFINED AS 95% OF THE PLANTED AREA WITH UNIFORM COVERAGE OF GRASS GREATER THAN 1" IN HEIGHT WITH NO BARE SPOTS GREATER THAN 2 SQUARE FEET. SECOND APPLICATION OF HYDROMULCH OR SOD IS REQUIRED FOR BARE SPOTS NOT MEETING COVERAGE REQUIREMENT WITHIN 60 DAYS OF INITIAL APPLICATION. COOL SEASON GRASS SEEDING MIX: TALL FESCUE • 4 Ibs/ac OF PURE LIVE SEED; OATS • 21 Ibs/ac OF PURE LIVE SEED; WHEAT (RE WINTER) • 30 Ibs/ac OF PURE LIVE SEED WARM SEASON GRASS SEEDING MIX: GREEN SPANGLETOP ● 1.1 Ibs/ac OF PURE LIVE SEED; BERMUDAGRASS ● 1.5 Ibs/ac OF PURE L SEED FERTILIZER: 3-1-2 RATIO FERTILIZER W/ SULFUR & TRACE ELEMENTS ● 350 lbs PER ACRE 14. CONTRACTOR IS RESPONSIBLE MAINTENANCE AND ESTABLISHMENT OF VEGETATION FOR A PERIOD OF 90 DAYS. CONTRACTOR TO GUARANTEI ALL PLANTED MATERIAL GROWTH AND COVERAGE FOR A PERIOD OF 6 MONTHS. GROWTH AND COVERAGE SHALL BE DEFINED AS 95% OF THE PLANTED AREA WITH UNIFORM COVERAGE OF GRASS GREATER THAN 1" IN HEIGHT WITH NO BARE SPOTS GREATER THAN 2 SQUARE FEET. SECOND APPLICATION OF SOD IS REQUIRED FOR BARE SPOTS NOT MEETING COVERAGE REQUIREMENT WITHIN 60 DAYS OF INITIAL APPLICATION. 15. OWNER/END USER SHALL MAINTAIN EROSION CONTROL UNTIL ALL LANDSCAPE AREAS AREA ESTABLISHED. TENNANT/END USER IS
RESPONSIBLE FOR CLEANUP FROM LANDSCAPING MATERIALS, MULCH OR LANDSCAPE SEDIMENT TRANSPORT THAT MAY OCCUR AFTER LANDSCAP 16. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING N.O.I/N.O.T. TO T.C.E.Q. & PROVIDING DOCUMENTATION OF SUBMISSION TO THE CITY OF COLLEGE STATION. SITE PREP & FINISHED GRADING NOTES 1. PROOF ROLLING: TO LOCATE UNSTABLE OR NON-UNIFORM AREAS. CONTRACTOR TO OVER EXCAVATE UNSTABLE OR NON-UNIFORM AREAS, REMOVING AND REPLACING MATERIAL WITH NATIVE FILL MATERIAL COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.

2. FINISHED GRADING: CONTRACTOR TO GRADE TO 6" BELOW FINISHED GRADES IN ALL AREAS TO BE REVEGETATED TO ALLOW FOR TOPSOIL PLACEMENT. ALL AREAS ARE TO BE NEATLY GRADE!) TO DRAIN. SPREAD AT LEAST 6" OF TOP SOIL, DISK AND HYDROMULCH FOR PERMANENT VEGETATION. ASSURE POSITIVE DRAINAGE ACROSS ENTIRE SITE AND ALL REGRADED GRASSED AREAS. CONSTRUCTION TESTING RECOMMENDATIONS: 1. THE OWNER SHALL OBTAIN AN INDEPENDENT TESTING LABORATORY TO CONDUCT ALL MATERIALS/COMPACTION TESTING. CONTRACTOR IS RESPONSIBLE TO NOTIFY AND COORDINATE WITH LABORATORY IN ADVANCE OF WHEN OPERATIONS WILL BE PERFORMED. WORK WILL NOT BE ACCEPTABLE FOR PAYMENT WITHOUT PASSED TEST RESULTS. COPIES OF RESULTS TO BE DELIVERED TO OWNER. 2. SUB-GRADE MATERIAL / GENERAL FILL: OPTIMUM MOISTURE/DENSITY RELATIONSHIP TO BE DDETERMINED AT RATE OF ONE SAMPLE PER MATERIAL ENCOUNTERED. IN-PLACE DENSITY & MOISTURE CONTENT TESTS TO BE TAKEN AT A RATE OF 1 (MINIMUM) FOR EVERY 250 SY FOR 3. SUBGRADE STABILIZATION: A LIME OR CEMENT SERIES SHALL BE RUN TO DETERMINE THE EXACT AMOUNT OF LIME OR CEMENT TO BE ADDED TO THE SUBGRADE PRIOR TO COMMENCEMENT OF STABILIZATION. IN-PLACE DENSITY & MOISTURE CONTENT TESTS TO BE TAKEN AT A RATE OF 1(MINIMUM) FOR EVERY 250 SY FOR EACH 6" OF COMPACTED THICKNESS. 4. CONCRETE: TEST CYLINDERS TO BE TAKEN AT A RATE OF 1 SET OF 3 PER 100 CY OF CONCRETE PLACED OR A MINIMUM OF 1 SET OF PER STRUCTURE AT TIME OF POUR. CIVIL ENGINEERING CONSULTANTS HAS NOT RECEIVED A GEOTECHNICAL INVESTIGATION OF THE SITE. THE FOLLOWING EARTHWORK NOTES ARE BASED ON TYPICAL CONDITIONS ENCOUNTERED WITHIN BRAZOS COUNTY.

ACTUAL REQUIREMENTS SHALL BE AS OUTLINED IN THE OWNER OBTAINED GEOTECHNICAL REPORT. 1. EARTHWORK: "CONSTRUCTION AREAS SHOULD BE STRIPPED OF ALL VEGETATION, LOOSE/SOFT TOPSOIL, AND OTHER DEBRIS/UNSUITABLE

SURFACE MATERIAL." "SUBSEQUENT TO PROOFROLLING, AND JUST PRIOR TO PLACEMENT OF FILL, THE EXPOSED SUBGRADE SHOULD BE EVALUATED FOR MOISTURE & DENSITY. IF THE MOISTURE AND/OR DENSITY DO NOT MEET THE CRITERIA DESCRIBED IN THE COMPACTION REQUIREMENTS, THE SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 6", MOISTURE ADJUSTED AND COMPACTED TO AT LEAST 98% OF THE STANDARD EFFORT (ASTM D698) MAXIMUM DRY DENSITY." 2. COMPACTION REQUIREMENTS FILL LIFT THICKNESS: NOT TO EXCEED 8" LOOSE MEASURE, 6" COMPACTED THICKNESS.

SELECT FILL AND ON SITE SOILS SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD EFFORT (ASTM D698) MAXIMUM DRY DENSITY.

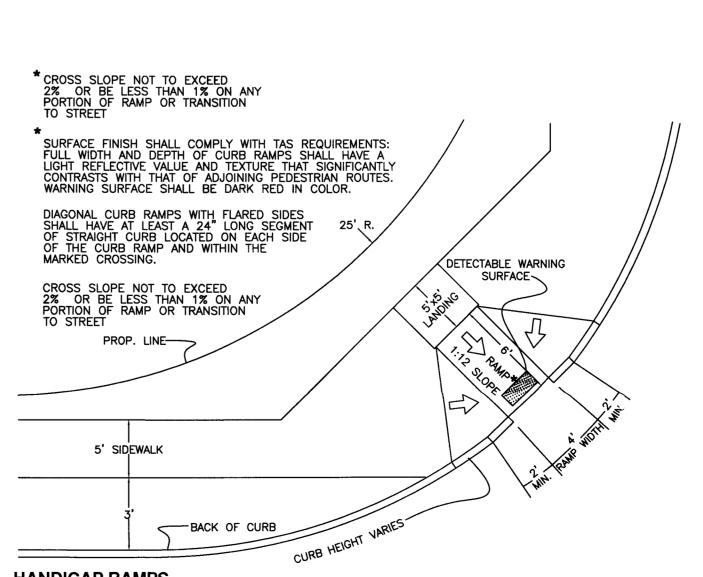
SELECT FILL AND ON SITE SAID SOILS SHOULD BE MOISTURE ADJUSTED TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.

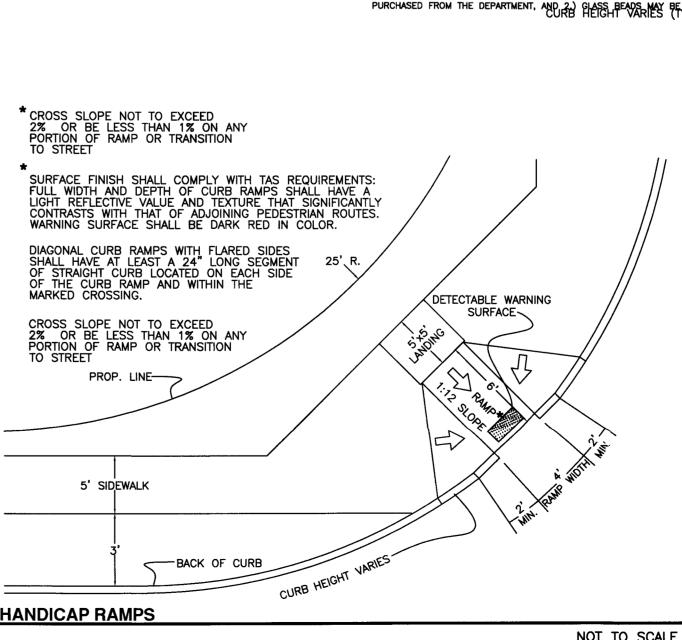
ON SITE CLAY SOILS SHOULD BE MOISTURE CONDITIONED TO BETWEEN OPTIMUM AND +3% OF THE OPTIMUM MOISTURE CONTENT. 3. FILL CHARACTERISTICS: PRIOR TO ANY FILLING OPERATIONS, SAMPLES OF THE PROPOSED BORROW AND ON SITE MATERIALS SHOULD BE OBTAINED FOR LABORATORY MOISTURE—DENSITY TESTING. 4. UTILITY TRENCHES: PROVIDE EFFECTIVE CLAY "TRENCH PLUG" THAT EXTENDS 5 FEET OUT FROM THE FACE OF THE BUILDING EXTERIOR PER GEOTECHNICAL RECOMMENDATIONS.

5. BUILDING PAD SHOULD EXTEND A MINIMUM OF 5 FEET BEYOND THE EDGE OF THE PROPOSED BUILDING. 6. SUBGRADE STABILIZATION:
ON SITE MEDIUM PLASTICITY CLAY AND CLAYEY SAND SOILS SHOULD BE TREATED WITH LIME AT A RATE OF 5 TO 7 PERCENT LIME BY DRY
UNIT WEIGHT OF SOIL FOR A 6 INCH DEPTH. ACTUAL AMOUNT OF LIME SHOULD BE DETERMINED AT TIME OF CONSTRUCTION BY THE USE OF
LIME DETERMINATION TESTS ON BULK SAMPLES OF SOIL TAKEN FROM THE FINAL PAVEMENT SUBGRADE ELEVATION. SUBGRADE SOILS SHOULD B
TREATED IN ACCORDANCE WITH TXDOT 2004 STANDARD SPECIFICATION ITEM 260 FOR LIME TREATED SUBGRADE. COMPACT TO A MINIMUM OF

98% OF THE STANDARD EFFORT (ASTM D698) MAXIMUM DRY DENSITY AT A MOISTURE CONTENT BETWEEN OPTIMUM AND +3% WET OF OPTIMUM PAVEMENT NOTES

1. CONCRETE SHALL BE 4000 PSI, 28 DAY STRENGTH PORTLAND CEMENT CONCRETE. TEST CYLINDERS SHALL BE TAKEN 1 SET OF 3 PER 10 CY OF CONCRETE PLACED OR A MINIMUM OF 1 SET OF 3 PER STRUCTURE AT TIME OF POUR. 2. CONTRACTOR SHALL PAINT STRIPING FOR THE PARKING AREA AS INDICATED ON THE PLAN. THE SOLID LINE REPRESENTS A 4" WIDE SOLID WHITE LINE TO BE PAINTED. CONTRACTOR IS RESPONSIBLE TO PAINT HANDICAP MARKINGS AND LOADING ZONES IN CONFORMANCE WITH CURRENT ADA/TAS STANDARDS AND ALL FIRE LANE MARKINGS IN ACCORDANCE WITH CITY OF COLLEGE STATION REQUIREMENTS 3. MATERIAL AND METHODS FOR PAVEMENT MARKINGS SHALL CONFORM TO ITEM 666 OF THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, WITH THE FOLLOWING EXCEPTIONS: 1) TYPE II MARKING MATERIALS NEED NOT BE PURCHASED FROM THE DEPARTMENT, AND 2.) GLASS BEADS MAY BE OMITTED. MARKING MATERIAL SHALL BE TYPE II PAINT-TYPE MATERIAL. CURB HEIGHT VARIES (TYP)





* ALFRED A. PALL SCALE: DRAWN BY: APPROVED BY: DATE: 06/24/2014

FILE: DETAILS SHEET

WARNING SURFACE ON SLOPING RAMP RUN

PR